

SOLICITATION, OFFER, AND AWARD (Construction, Alteration, or Repair)		1. SOLICITATION NUMBER GS11P17MKC0014	2. TYPE OF SOLICITATION <input type="checkbox"/> SEALED BID (IFB) <input checked="" type="checkbox"/> NEGOTIATED (RFP)	3. DATE ISSUED 03/28/2017	PAGE OF PAGES 1
IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.					
CONTRACT NUMBER GS11P17MKC0020		5. REQUISITION/PURCHASE REQUEST NUMBER EQWPMMA-17-0029	6. PROJECT NUMBER NDC00256		
7. ISSUED BY GSA, NCR, ROB OFC OF ACQUISITION (WPHBA) 301 7TH STREET, SW WASH., DC 20407		CODE WPHBA	8. ADDRESS OFFER TO GSA, NCR, ROB PROPERTY DEVELOPMENT DIVISION (WPC) 301 7TH STREET, SW WASHINGTON, DC 20407		
			ISSUED UNDER AMENDMENT 0004		
9. FOR INFORMATION CALL:		a. NAME CHERVETTE WHALEY, Contract Spec	b. TELEPHONE NUMBER (Include area code) (NO COLLECT CALLS) 202-969-5549		

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, Identifying number, date)

GS11P17MKC0014 Design-Build for Bldg 54 - West Addition @ St. Elizabeths, Wash., DC
Design build/bridging contract for the construction of Building 54 for the Department of Homeland Security Headquarters at the St. Elizabeths Hospital site in Anacostia, DC. The scope will include the construction of a new building to provide office space for the DHS personnel.

Firm Fixed Price,
Estimated Cost Range: \$40.0 M - \$50.0 M
Liquidated Damages: \$3,000 per day of delay
Period of Performance: Contract Completion within 18 months after receipt of NTP
NAICS: 236220 Commercial and Institutional Building Construction

IF 52.219-9, Small Business Subcontracting Plan: An offeror, other than a small business concern, before being awarded a contract exceeding \$1,500,000 for construction, must demonstrate that its subcontracting plan represents a creative and innovative program for involving small, HUB Zone small, small disadvantaged, women-owned, veteran-owned, and service-disabled veteran owned small business concerns as subcontractors in the performance of this contract.
An Apprenticeship Plan is required after the award.
An EEO Compliance Plan is required after the award.

11. The contractor shall begin performance within <u>1</u> calendar days and complete it within <u>**</u> calendar days after receiving <input type="checkbox"/> award, <input checked="" type="checkbox"/> notice to proceed. This performance period is <input checked="" type="checkbox"/> mandatory <input type="checkbox"/> negotiable. (See <u>** 18 months</u>).	
12a. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES", indicate within how many calendar days after award in Item 12b.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12b. CALENDAR DAYS (7) seven
13. ADDITIONAL SOLICITATION REQUIREMENTS:	
a. Sealed offers in original and <u>3</u> copies to perform the work required are due at the place specified in Item 8 by <u>12:00pm</u> (hour) local time <u>04/27/2017</u> (date). If this is a sealed bid solicitation, offers will be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.	
b. An offer guarantee <input checked="" type="checkbox"/> is, <input type="checkbox"/> is not required.	
c. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.	
d. Offers providing less than <u>120</u> calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.	

OFFER (Must be fully completed by offeror)

14. NAME AND ADDRESS OF OFFEROR (Include ZIP Code)

Grunley Construction Company, Inc.
15020 Shady Grove Road, Suite 500
Cockville, MD 20850

15. TELEPHONE NUMBER (Include area code)

240-399-2000

16. REMITTANCE ADDRESS (Include only if different than Item 14.)

CONTRACT GS11P17MKC0020

CODE 0MW40

FACILITY CODE

DUNS: 188686778

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within 120 calendar days after the date offers are due. (Insert any number equal to or greater than the minimum requirement stated in Item 13d. Failure to insert any number means the offeror accepts the minimum in Item 13d.)

Committed

AMOUNTS

SEE Contract Price Form: Pricing Sheet

ATTACHMENT TO SF 1442: SOLICITATION, OFFER AND AWARD

REVIEWED

By Tiffany Hamlin at 10:12 am, Jun 27, 2017

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGMENT OF AMENDMENTS

(The offeror acknowledges receipt of amendments to the solicitation -- give number and date of each)

AMENDMENT NUMBER	1	2	3	4	5	6	7	8	9
DATE.	12/23/2016	03/29/2017	04/11/2017	04/19/2017	04/28/2017	05/01/2017	05/05/2017	05/11/2017	05/19/2017

20a. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER (Type or print)

Thomas S. Walker, VP of Preconstruction Services

20b. SIGNATURE

(b) (6)

20c. OFFER DATE

05/24/2017

AWARD (To be completed by Government)

21. ITEMS ACCEPTED:

All work included in Base Offer Price, Options 1 thru 5 (Options 2 thru 5 exercised; Reserve right to exercise Option 1 in accord w/contract docs); All Optional Bid Rates; Amendments 1, 2, 3, 4, 5, 6, 7, 8, 9; The Solicitation and Agreement including all specifications, attachments and drawings (as amended); Davis Bacon Wage Decision DC170002, MOD 3 dated 05/05/2017; SB Subcontracting Plan; Prompt Payment: 30 days

22. AMOUNT

\$38,463,000.00

23. ACCOUNTING AND APPROPRIATION DATA

EN-GS-11-P-17-MK-C-0020

24. SUBMIT INVOICES TO ADDRESS SHOWN IN
(4 copies unless otherwise specified)ITEM
26

26. ADMINISTERED BY

WPC

PROPERTY DEVELOPMENT DIV. (WPC)
2701 Martin Luther King Jr Ave., SE Trailer 37A
Washington, DC 20032

25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO

☐ 10 U.S.C. 2304(c) () ☐ 41 U.S.C. 3304(a) ()

27. PAYMENT WILL BE MADE BY

GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, TX 76102

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

☐ 28. NEGOTIATED AGREEMENT (Contractor is required to sign this document and return _____ copies to issuing office.) Contractor agrees to furnish and deliver all items or perform all work requirements identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract.

☒ 29. AWARD (Contractor is not required to sign this document.) Your offer on this solicitation is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.

30a. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN
(Type or print)

31a. NAME OF CONTRACTING OFFICER (Type or print)

BONNIE E. ECHOLES

30b. SIGNATURE

30c. DATE

31b. UNITED STATES OF AMERICA

(b) (6)

31c. DATE

06/28/2017

(b) (6)

ATTACHMENT TO SF 1442: SOLICITATION, OFFER AND AWARD

(This form must be attached to the SF 1442 when submitting the Price Proposal.)

Contract Price Form: Pricing Sheet:

BASE CONTRACT PRICE: THE BASE PRICE SHALL INCLUDE ALL ALLOWANCES. THE BASE PRICE SHALL NOT INCLUDE ANY WORK INCLUDED IN THE OPTION PRICES.

	Base Contract: Shall consist of all DESIGN AND CONSTRUCTION for the shell, core and utility connections for the West Addition defined in section 011000 and as shown in the bridging documents and not included in the request options.	(b) (4)
A.	Option No. 1: Tenant Improvement Costs: The Contractor shall provide a firm fixed price to design and provide the tenant improvement costs as defined by in Section 3.1.A of specification section 012400 - Options	
B.	Option No. 2: DOC Normal and Emergency Ductbanks: D-B Contractor shall provide a firm fixed price to design and provide the ductbank described in Section 3.1.B of the specification section 012400 - Options.	
C.	Option No. 3: Tunnel Connection to Creamery: D-B Contractor shall provide a firm fixed price to design and provide this tunnel connection as described in Section 3.1.C of the specification section 012400 - Options. Price to include repair and reconstruction of roadway above.	
D.	Option No. 4: Demolition of Stair Bravo Headhouse and Relocation of existing fire alarm and control elements to the West Addition Fire Command Center: D-B Contractor shall provide a firm fixed price to provide necessary design, relocate existing control and standpipe elements, and demolish existing DOC "Stair-Bravo" Headhouse as defined in Section 3.1.D of the specification section 012400 - Options.	
E.	Option No. 5: PV Roof: D-B Contractor shall provide a firm fixed price to provide necessary design and construct the photovoltaic (PV) panel system as defined in Section 3.1.D of the specification section 012400 - Options.	

TOTAL CONTRACT PRICE (BASE + OPTIONS): \$ 44,905,000

Grunley Construction Company, Inc.

Offeror, Signature:

(b) (6)

5/24/2017

Date:

CONTRACT GS11P17MKC0020

ISSUED UNDER AMENDMENT 04

GS11P17MKC0014 Design-Build for Bldg 54 – West Addition @ St. Elizabeths, Wash., DC

BID RATES		
Contractor's Overhead Rate for Adjustments		(b) (4)
Contractor's Profit Rate for Adjustments		
Contractor's Daily Rate for Compensable Project Delay (Work Day)		(b)(4)

Grunley Construction Company, Inc.

Offeror, Signature:

(b) (6)

5/24/2017

Date:

ITEM NO., FORM OR STOCK NUMBER	DESCRIPTION OF ARTICLES OR SERVICES	QUAN-TITY	UNIT OF ISSUE	UNIT PRICE	AMOUNT
0001	<p>Building 54/West Addition- CORE AND SHELL</p> <p>Contractor will design/build the base building core and shell of the new Building 54/West Addition (WA), including: foundations, exterior envelope, roofing, sustainability measures, utility connections, building common spaces, common services, fire/life safety systems, ceilings, lighting, lobbies and public bathrooms, elevators, water, sewer, HVAC systems, inter-building connections, civil engineering, sidewalks, road curbs, and landscape. Contractor shall also provide: 1.electrical work within the existing below grade utility tunnel from the point of connection to the WA tunnel to CUP2; 2. construction of empty conduit units within the concrete ductbank between the WA utility tunnel; 3. a connection from Level LL1 of the WA to the face of the existing Utility Tunnel; 4. a connection from Level G3 of the WA to the face of the Creamery; 5. demolition of the Stair Bravo Headhouse and removal and disposal of all</p>	(b) (4)			

ITEM NO., FORM OR STOCK NUMBER	DESCRIPTION OF ARTICLES OR SERVICES	QUAN- TITY	UNIT OF ISSUE	UNIT PRICE	AMOUNT
	<p>resulting waste; 6. the completion of construction at Level LL1 and passenger elevators from LL1 to Level G2; 6. a photovoltaic panel system at Roof Level and 7. a green roof at Level 02.</p> <p>EN-GS-11-P-17-MK-C-0020.2017.192X .11.P11B0001.PG51.PG413.N20 .NDC00256.DC0091SE.000.... .NDC00256DC0091SE.CIPNEWCON.1..</p> <p>Obligated (b) (4)</p> <p>PoP: 06/15/2017 - 09/30/2018</p>				
0002	<p>OPTION 1-----Building 54/West Addition -TENANT IMPROVEMENT and FIT-OUT</p> <p>Contractor to provide design/construction of interior walls, doors, carpets, branch lighting, branch electrical, branch HVAC, and all other interior fittings required to be paid by the Tenant. Option 1 valued at \$6,442,000; Accepted at Award with Reservation to Exercise at a later date I accordance with contract documents and schedule</p> <p>PoP: 06/15/2017 - 09/30/2018</p>	(b) (4)			
0003	<p>OPTION 2-----Building 54/West Addition - DOC Normal and</p>	(b) (4)			

ITEM NO., FORM OR STOCK NUMBER	DESCRIPTION OF ARTICLES OR SERVICES	QUAN- TITY	UNIT OF ISSUE	UNIT PRICE	AMOUNT
0004	Emergency Ductbanks Contractor to provide other tenant required design and construction, including the construction of empty conduits within the concrete ductbank between the West Addition utility tunnel to the existing wall of the DOC. EN-GS-11-P-17-MK-C-0020.2017.192X .11.P11B0001.PG51.PG413.N20 .NDC00256.DC0091SE.000.... .NDC00256DC0091SE.CIPNEWCON.1.. Obligated: (b) (4)				
	PoP: 06/15/2017 - 09/30/2018 OPTION 3-----Building 54/West Addition - Tunnel Connection to Creamery Contractor to provide tunnel connection EN-GS-11-P-17-MK-C-0020.2017.192X .11.P11B0001.PG51.PG413.N20 .NDC00256.DC0091SE.000.... .NDC00256DC0091SE.CIPNEWCON.1.. Obligated: (b) (4)	(b) (4)			
0005	PoP: 06/15/2017 - 09/30/2018 OPTION 4-----Building 54/West Addition - Demolition of Stair Bravo Headhouse and Relocation of existing fire alarm and	(b) (4)			

ITEM NO., FORM OR STOCK NUMBER	DESCRIPTION OF ARTICLES OR SERVICES	QUAN-TITY	UNIT OF ISSUE	UNIT PRICE	AMOUNT
0006	<p>control elements to the West Addition Fire Command Center Contractor to provide necessary design, relocate existing control and standpipe elements, and demolish existing DOC "Stair-Bravo" Headhouse. EN-GS-11-P-17-MK-C-0020.2017.192X .11.P11B0001.PG51.PG413.N20 .NDC00256.DC0091SE.000.... .NDC00256DC0091SE.CIPNEWCON.1.. Obligated: (b) (4)</p> <p>PoP: 06/15/2017 - 09/30/2018</p> <p>OPTION 5-----Building 54/West Addition - PV Roof Contractor to provide necessary design and construct the photovoltaic (PV) panel system EN-GS-11-P-17-MK-C-0020.2017.192X .11.P11B0001.PG51.PG413.N20 .NDC00256.DC0091SE.000.... .NDC00256DC0091SE.CIPNEWCON.1.. Obligated (b) (4)</p> <p>PoP: 06/15/2017 - 09/30/2018</p>				